31B
LT

SPECIAL WARRANTY DEED

FROM:	Rodger T. Wallace	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
TO:	Peter Grossman and Carol Porter, as tenants by the entirety	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Peter Grossman and Carol Porter 62-3628 Loli'i Way G-1 Kohala Way Coast, Hawaii 96743	Same	Map 147, Parcel 15.01 Map 147, Parcel 15.02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACY HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

The actual consideration for this transfer is $2,075,000.00

Affiant

Sworn to and subscribed before me, this 31st day of August, 2005.

Notary Public

My Commission Expires: 7-29-06

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodger T. Wallace** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Peter Grossman and Carol Porter**, as tenants by the entirety (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 339 and 341 Wallace Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Davidson County DEEDWARR
Recvd: 09/12/05 11:39 4 pgs
Fees:23.00 Taxes:7677.50

20050912-0109293

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 31st day of August, 2005.

SELLER: Rodger T. Wallace

Rodger T. Wallace

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rodger T. Wallace, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of August, 2005.

Traci Henry

Notary Public

My Commission Expires: 7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Wallace Clinic, a planned unit development, as shown on plat of record in Plat Book 6050, page 414, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rodger T. Wallace of record in Book 10769, page 896, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Wallace Clinic, a planned unit development, as shown on plat of record in Plat Book 6050, page 414, in the Register's Office of Davidson County, Tennessee, to which plat referenced is hereby made for a more particular description.

Being part of the same property conveyed to Rodger T. Wallace in Book 6008, page 236 and Book 9372, page 643, Register's Office of Davidson County.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2005, a lien, not yet due and payable.

2. Easement and Road Maintenance Agreement of record in Book 7966, page 31, said Register's Office.

3. Storm Water Detention Agreement with the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7674, page 362, said Register's Office.

4. All matters shown on Plat recorded in Book 6050, page 414, said Register's Office.

5. Rights of tenants in possession, as tenants only, under unrecorded leases.

6. Deed of Trust and Security Agreement of record as instrument no. 20040205-0014326, Register's Office for Davidson County, Tennessee, Assignment of Rents and Leases of record as instrument no. 20040205-0014327, and UCC-1 Financing Statement of record as instrument no. 20040205-0014328, all in favor of The Ohio National Life Insurance Company.